

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Franklin C. Adams, Bar No. 85351 BEST BEST & KRIEGER LLP 3750 University Avenue, Suite 400 Riverside, CA 92502-1028 (909) 686-1450 Fax: (909) 686-3083 Attorneys for Trustee, Steven M. Speier	FOR COURT USE ONLY FILED 02 APR 25 PM 2:42 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	BY DEPUTY CASE NO.: RS00-27666-JR Chapter 7
In re: FRANKLIN THOMAS FOOTE aka THOMAS F. FOOTE fdba HOME BUILDERS and NANCY JOANNE FOOTE dba RANCH REALTY, Debtor(s).	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 21, 2002	Time: 2:30 p.m.
Location: U.S. Bankruptcy Court, Courtroom No. 303, 3420 Twelfth Street, Riverside, California 92501	

Type of Sale: ☒ Public ☐ Private Last date to file objections: May 7, 2002

Description of Property to be Sold: Bankruptcy estate's rights, title and interests, if any, in approximately 2.5 acres of vacant land and is generally identified as APN 451-342-35 located in Lucerne Valley, California. (See attached legal description.)

Terms and Conditions of Sale: The Property is sold in "as is" condition, and the Trustee makes no warranties or representations whatsoever including, but not limited to title, condition of the property, or those set forth in California Civil Code §1102-1102.13, or any other provision of California law or otherwise with such sale being subject to U.S. Bankruptcy Court approval. Any overbidder will be required to execute a similar purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers. (True and correct copies of the purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers is attached hereto.)

Proposed Sale Price: \$3,000.00

Overbid Procedure (If Any): The Trustee requests that the sale be subject to appropriate overbid procedures as set forth below. Bidding shall take place at the conclusion of the hearing on May 21, 2002, at 2:30 p.m. in Courtroom 303 at 3420 Twelfth St., Riverside, California 92501. On that date, time, and place, the Trustee shall accept overbids pursuant to the procedures set forth herein. Please take notice that the sale may be continued from time to time as the Trustee deems appropriate. The bidding shall begin with the proposed buyer's (George Gottfried) \$3,000.00 offer, subject to overbid in increments of not less than \$250.00, with the final sale subject to Court approval to the highest and best bidder as selected and determined by the Trustee. In order to participate each prospective bidder shall deposit with the Trustee certified funds payable to Steven Speier Chapter 7 Trustee equal to 10% of the opening bid on which they intend to bid. In the event they are not the successful bidder their deposit shall be returned to them at the conclusion of the bidding. The deposits of the successful bidder shall be forfeit as liquidated damages should the successful bidder fail to perform and complete the sale. Trustee shall choose the bid which constitutes the highest and best offer for the benefit of the bankruptcy estate and its creditors. Unless otherwise specified by each bidder all bids shall be deemed to be on terms and conditions not less favorable to the bankruptcy estate than the terms and conditions to which the Buyer has agreed to purchase the Property as set forth in the Motion to Sell. A true and correct copy of said motion may be obtained from the clerk of the U.S. Bankruptcy Court located at 3420 Twelfth Street, Riverside, CA, or by contacting Lisa Spencer at Best Best & Krieger located at 3750 University Avenue, Suite 400, Riverside, CA. All deposits by the successful bidder shall be non-refundable and the sale shall be deemed final upon receipt of same, subject to entry of an Order of the U.S. Bankruptcy Court approving said sale. Upon approval of the sale, the Trustee shall have full authority to take all steps necessary to complete the transaction.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven M. Speier, Trustee
3403 Tenth Street, Suite 742
Riverside, California 92501
Telephone: (909) 685-5460
FAX: (909) 686-4756

Date: April 25, 2002